

**SPECIAL REDEVELOPMENT AGENCY/CITY COUNCIL
NOVEMBER 21, 2000**

The meeting called to order as the City Council by Mayor Golding at 10:45 a.m.

Roll Call Mathis, Wear, Kehoe, Stevens, Blair,
Stallings, McCarty, Vargas and Mayor Golding

Michael Uberuaga, City Manager
Casey Gwinn, City Attorney
Leslie Devaney, City Attorney
Jack Fishkin, City Clerk

The meeting adjourned as the City Council at 10:59 a.m.

The meeting reconvened as the Special Joint Redevelopment Agency with City Council at 11:00 a.m.

Consent

1. Approval of the minutes of October 3, 2000.
Approval of the minutes of October 24, 2000.
Approval of the minutes of November 14, 2000.

Motion by Member Wear to approve
Second by Member Mathis
Vote: 9-0

Consent-Adoption

5. North Bay Redevelopment Project

Adopt the following resolution:

(RA 2001-85)

Direct the Executive Director to explore and consider for funding from the North Bay Redevelopment Project Tax Allocation Bonds, Series 2000, including but not limited to, projects listed as an Attachment and return with the appropriate actions.

See Redevelopment Agency report no. RA-00-23, dated November 15, 2000.

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Consent-Adoption

Item No. 5 (continued)

No one spoke in opposition to this item.

Motion by Member Wear to approve

Second by Member Mathis

Vote 9-0

Redevelopment Agency Resolution number R-03269.

6. **Approval of the First Amendment to the Agreement with The Environmental Trust for Wetlands Creation, Maintenance, Monitoring and Long-Term Endowment.**

Adopt the following resolutions and document.

(RA 2001-70)

1) Approving the First Amendment to the Agreement with the Environmental Trust to provide wetlands creation, monitoring, maintenance and long-term endowment services for the Imperial Market Place and Valencia Business Park projects for an additional amount of Twenty-Seven Thousand Four Hundred Forty-Five Dollars (\$27,445) for the Performance Bond and Labor and Materialmen's Bond. The new Agreement total will not exceed One Hundred Seventy-Nine Thousand Nine Hundred Fifteen Dollars (\$179,915); 2) directing the Auditor to amend the FY 00/01 Project Budget in the Central Imperial Redevelopment Project in the amount of \$27,445 (Fund No. 98779 Valencia Business Park for \$9,685 and Fund No. 98780 Imperial Marketplace for \$17,760); 3) authorizing the repayment of \$27,445 previously loaned to the Agency from the City of San Diego for the Mount Hope Redevelopment Project Area; and 4) authorizing acceptance of \$27,445 from the City as an interest bearing loan to be used in the approved FY 00/01 SEDC Project Budget for the Central Imperial Project Area and to be repaid as soon as practicable from tax increment or other appropriate and available revenue.

See Southeastern Economic Development Corporation report no. 00-35, dated November 8, 2000.

Council Companion Item No. 334.

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Consent-Adoption

Item No. 6 (continued)

No one spoke in opposition to this item.

Motion by Member Wear to approve
Second by Member Mathis
Vote 9-0

Redevelopment Agency Resolution and Document numbers R-03270 and D-03270; and City Council Resolution number R-294263.

Auditor Certificate numbers AC 2100560 and AC 2100561.

Special Joint Public Hearing-Adoption

8. **Second Implementation Agreement between Street Retail West 8, LLC - Holswasser/Walker Scott, Owl Drug Bldg. And 1026 Fifth Avenue.**

Adopt the following resolutions and document.

(RA 2001-86)

Approving the Proposed Second Implementation Agreement between the Agency and Street Retail West 8, LLC for the Redevelopment of 1014 Fifth Avenue (Holswasser/Walker Scott Building), 402 Broadway (Owl Drug Building) and 1026 Fifth Avenue; authorizing the executive director, or designee to execute the agreement and related documents; and amending the FY 2001 Budget, increasing the Core District Fund by \$500,000, and decreasing the Area-wide Public Improvements fund by \$500,000.

See Centre City Development Corporation report dated October 18, 2000.

Council Companion Item No. S-602.

No one spoke in opposition to this item.

Motion by Member Wear to approve
Second by Member Mathis
Vote 9-0

Redevelopment Agency Resolution and Document numbers R-03271 and D-03271; and City Council Resolution number R-294271.

Auditor Certificate number AC 2100566

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The meeting adjourned as the Special Joint Redevelopment Agency and City Council at 11:04 a.m.

The meeting reconvened as the City Council at 11:05 a.m.

The meeting adjourned as the City Council at 12:05 p.m.

The meeting reconvened as the City Council at 2:08 p.m.

The meeting adjourned as the City Council at 4:28 p.m.

The meeting reconvened as the Redevelopment Agency at 4:29 p.m.

Adoption

2. **Second Implementation Agreement to the Disposition and Development Agreement for the International Gateway of the Americas Project with LandGrant and Cooperation Agreement with the City of San Diego to reimburse costs for certain public improvements.**

Adopt the following resolutions and document.

(RA 2001-75)

Authorize the Executive Director to execute the Second Implementation Agreement with LandGrant Development for the International Gateway of the Americas Project;

(RA 2001-74)

Authorize the Executive Director to prepare and execute a Cooperation Agreement with the City of San Diego for financing certain off-site public improvements; and making findings of fact regarding payment for public improvements.

See Redevelopment Agency staff report RA-00-19, dated November 15, 2000.

Patricia K. Hightman, Redevelopment Agency, project manager, gave a brief overview of the proposed project.

Sam Marasco, President, LandGrant Development, presented display boards of the proposed project.

Tom Arbury, Architect, Keyser, Marston and Associates, presented a slide presentation of the design for the proposed project.

Council Companion Item No. 336.

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Adoption

Item No. 2 (continued)

Motion by Member Vargas to approve as amended the Alternative Landscaping Plan with the modification that the plan should be revised to reflect the landscape buffer that is described in staff's recommended Exhibit A Landscaping Plan as it related to the 10 foot buffering requirement in the San Ysidro Community Plan, and to be consistent with the Border Patrol requirements.

Second by Member Wear

Vote: 9-0

Motion by Member Vargas to approve as amended (with Blair and Stallings in opposition) to allow the Proposed 50 Foot High Sign to be installed on Lot 17. The placement of the sign is subject to a Lot Tie Agreement between Lot 17 and Lot 16 as shown on Tentative Map 40-0338 or that lot which is contiguous to Lot 17 and included within the project to the satisfaction of the City Engineer. The installation of the sign should be supported by the findings provided by the applicant.

Second by Member Wear

Vote: 7-2

Motion by Member Vargas to approve as amended to direct staff that when there is a sufficient increment to support a PAC, the issued will come back to Council for discussion and approval.

Second by Member Wear

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03272 and D-03272, R-03273; and City Council Resolution number R-294278.

3. Transfer of Funds for Acquisition of Days Inn Motel for Homeless Shelter.

Adopt the following resolution and document.

(RA 2001-81)

1) Authorize the transfer of up to \$3.5 million from the Redevelopment Agency to the City of San Diego (\$3.0 million from CCDC/Centre City Low/Mod Income Housing Fund; \$0.5 million from City Redevelopment Low/Mod Income Housing Funds), for the acquisition, rehabilitation and related costs of the Days Inn Motel to provide short-term transitional housing for homeless families; 2) make certain findings that partial acquisition of the Days Inn Motel with City Redevelopment Low and Moderate Income Housing Funds from the College Grove, North Bay, North Park and Market Street Redevelopment Project Areas is of benefit to those Redevelopment Projects; and 3) authorize the execution of the Agreement Affecting Real Property (Including Rental Restrictions) between the Redevelopment Agency and the City of San Diego restricting the use of the property to very low income people.

See Redevelopment Agency report dated October 31, 2000.

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Adoption

Item No.3 (continued)

Council Companion Item No. 337.

Motion by Member Wear to approve

Second by Member Kehoe

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03274 and D-03274; and City Council Resolution number R-294279.

Auditor Certificate number AC 2100548

Adoption-Joint Public Hearing

9. Market Street Industrial Park Redevelopment Plan.

Continued from the meeting of November 14, 2000, request of Councilmember Stevens

(RA 2001-65)

Joint Public Hearing with the City Council on proposed termination of the effectiveness of the Market Street Industrial Park Redevelopment Plan Project.

See Redevelopment Agency staff report no. RA 00-18, dated November 8, 2000.

Council Companion Item No. S-603.

Public testimony in opposition Reynaldo Pisano, not present.

Hearing and opened and closed.

Motion by Member Stevens to approve (with McCarty not present) as amended: 1) deal with the outstanding code compliance cases in the Industrial Park Project; 2) the installation of Mid-block lighting and costs of that to be dealt with by city staff in the Business Park; 3) to have staff work with the appropriate agencies to address

the exterior dust collector machine at 555 Raven, and that the machine needs to be fully enclosed because of the dust going into the air at that address; and 4) direct the City Manager to work on the potential development of a Landscape Maintenance District.

Second by Member Stallings

Vote: 8-0

Redevelopment Agency Resolution number R-03275; and City Council Ordinance introduced and to be adopted December 5, 2000.

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Adoption

7. Proposed Disposition and Development Agreement with Mercado Alliance LLC, - Barrio Logan Redevelopment Project.

Adopt the following resolutions and documents.

(RA 2001-76)

Should the Agency authorize the Executive Director or his designee, to execute the Disposition and Development Agreement with Mercado Alliance LLC, for the development of the Mercado del Barrio Commercial Project in the Barrio Logan Redevelopment Project Area?

(RA 2001-79)

Should the Agency approve the Basic Concept Drawings?

(RA 2001-77)

Should the Agency state for the record that the Final Environmental Impact Report prepared for the Barrio Logan Redevelopment Plan DEP No. 90-0133 and the Secondary Study (prepared by Butler Road for the Mercado project dated November, 1992) has been reviewed and considered prior to approve the project?

(RA 2001-73)

Should the Agency approve the Housing Replacement Plan for the Mercado del Barrio Disposition and Development Agreement?.

See Redevelopment Agency report no. RA-00-21, dated November 15, 2000.

Council Companion Item No. S-601.

Ingrid Alverde, Redevelopment Agency, project manager, presented staff report and a slide presentation.

Public testimony in opposition by Donald McDougal, Abbas Jodayri, and Denise Bradshaw.

Public testimony in favor by Sam Marasco and Jon Lawfik.

Motion by Member Vargas to approve

Second by Member Stallings

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03276 and D-03276, R-03277 and D-03277; R-03278 and R-03279; and City Council Resolution number R-294287.

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Adoption

4. **Resolution to Negotiate with Urban Innovations to develop a Master Developer Agreement.**

Adopt the following resolution.

(RA 2001-80)

Approve resolution directing the Executive Director or designee to negotiate with Urban Innovations LLC for a period of six months to identify the terms and conditions of a Master Developer Agreement for the Barrio Logan Redevelopment Project.

See Redevelopment Agency report no. RA 00-22, dated November 15, 2000.

Ingrid Alverde, Redevelopment Agency, project manager, presented staff report.

Public testimony in opposition by Mr. Camero, Luis Garcia.

Public testimony in favor by Rachael Ortiz, Jose Morales.

Motion by Member Vargas to approve (with Stevens not present)

Second by Member Wear

Vote: 8-0

Redevelopment Agency Resolution number R-03280.

Adjournment

The meeting adjourned as the Special Redevelopment Agency with City Council at 7:08 p.m

Secretary of The Redevelopment Agency
of The City of San Diego, California